

THOMAS BROWN

ESTATES



8 St. Justins Close, Orpington, BR5 3LU Asking Price: **£465,000**

- 4 Bedroom, 2 Bathroom Mid-Terrace House
- Very Well Presented, Deceptively Spacious
- Fantastic 20'2 Master Bedroom with En-Suite
- Quiet Close, Garage to Rear





Property Description

Thomas Brown Estates are delighted to offer this very well presented, deceptively spacious four bedroom, two bathroom mid terraced property, boasting fantastic views to the front, garage to the rear and set within a popular residential close in Orpington. The accommodation on offer comprises: entrance hall, lounge with French doors to the rear garden and a modern kitchen/diner to the ground floor. To the first floor are three bedrooms (two being good size doubles) and the family bathroom. The second floor boasts a fantastic 20'2 master bedroom with ensuite shower room. Externally there is a well kept garden to the rear aspect of the property perfect for entertaining and alfresco dining and garage to the rear. St. Justins Close is well located for local schools, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the floorspace and quiet location on offer.



FRONT

Low maintenance, steps to front door, on road parking.

ENTRANCE HALL

Opaque double glazed door to front, laminate flooring, radiator.

LOUNGE

15' 11" x 13' 02" (4.85m x 4.01m) (measured at maximum)
Double glazed French doors to rear, double glazed window to rear, laminate flooring, radiator.

KITCHEN/DINER

15' 05" x 9' 07" (4.7m x 2.92m) Range of matching wall and base units with worktops over, sink and drainer, integrated gas hob with extractor over, integrated oven, space for fridge/freezer, space for washing machine and dryer, space for slimline dishwasher, French doors to lounge, tiled flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Potential study area, carpet.

BEDROOM 2

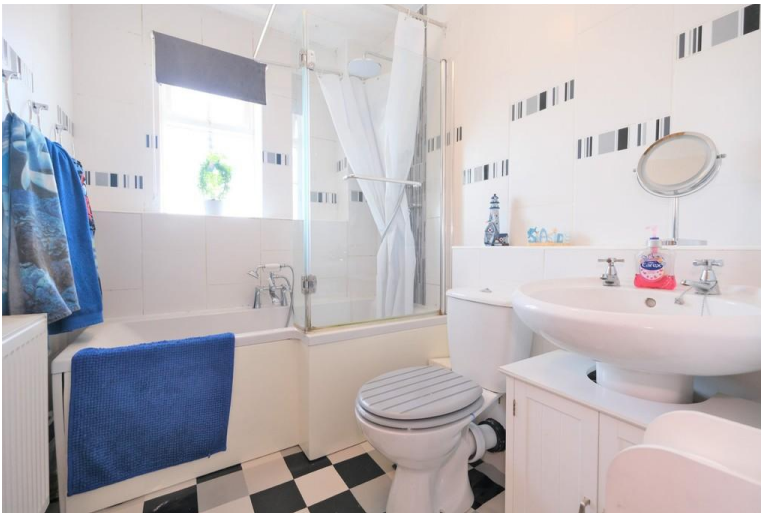
13' 03" x 9' 08" (4.04m x 2.95m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

10' 10" x 9' 08" (3.3m x 2.95m) Built in storage, double glazed window to front, carpet, radiator.

BEDROOM 4

10' 04" x 5' 11" (3.15m x 1.8m) Double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower over and attachment, opaque double glazed window to front, tiled walls, vinyl flooring, radiator.

STAIRS TO SECOND FLOOR LANDING

Carpet.

BEDROOM 1

20' 02" x 12' 07" (6.15m x 3.84m) Two Velux style windows to front, double glazed window to rear, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, walk-in shower with Rainforest head and attachment, opaque double glazed window to rear, tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

40' 0" (12.19m) Two patio areas with rest laid to lawn, raised flowerbeds.

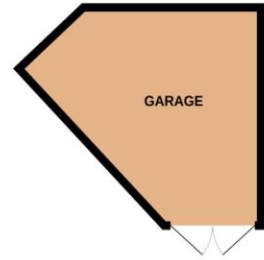
GARAGE TO REAR

18' 06" x 16' 01" (5.64m x 4.9m) (measured at maximum)
Brick built, door to front, electric and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





TOTAL FLOOR AREA: 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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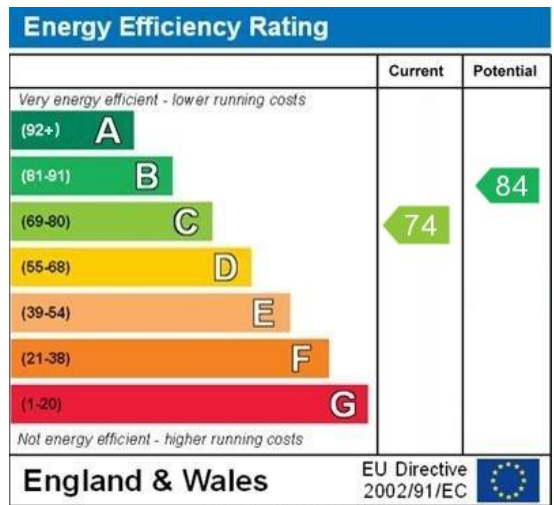


Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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